

## Barn Close Banstead, SM7 3HJ

WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS BEAUTIFULLY PRESENTED LARGE FAMILY HOME TO THE MARKET. This is a great family home located on a quiet, tree-filled residential road on the outskirts of Banstead Village. Consisting of 5 double bedroom, 3 bathrooms (2 en-suites) and 2 good-size reception rooms, the house is perfectly designed and laid out for family living with a large open-plan kitchen-diner recently created to suit. Further benefits include a double garage, a large and secure rear garden and spacious private driveway. Available mid-June on an unfurnished basis.

£3,800 PCM Unfurnished



## OUTSIDE

Large tarmac-laid driveway with space for at least 3 vehicles

## FRONT DOOR

With small pitch awning covering overhead

## HALLWAY

Providing access to all rooms

## STUDY

Good-size study room over-looking the front driveway

## KITCHEN

Good size kitchen over-looking the rear garden with dining hatch and....

## UTILITY ROOM

Leading off the kitchen with washing machine and access in to the double garage

## LOUNGE

Large L-shaped room overlooking the front garden and the rear garden. Providing direct access into the rear garden through double french doors and access into the kitchen and hallway

## STAIRCASE

carpeted and leading up to:

## PRINCIPLE BEDROOM

Located above the double garage this Principle bedroom is carpeted and very generously proportioned

## DRESSING ROOM

Located directly off the Principle bedroom with double-glazed window overlooking the rear garden

## PRINCIPLE EN-SUITE

large en-suite shower cubicle room with WC and hand-basin

## BEDROOM 2

Double size bedroom over looking the front garden

## EN-SUITE

En-suite shower room with WC and hand-basin

## BEDROOM 3

Double size room over looking the rear garden

## BEDROOM 4

Further double room overlooking the rear garden

## BEDROOM 5

Double bedroom is use as an office

## FAMILY BATHROOM

Shower over bath, WC and hand-basin

## REAR GARDEN

Good size rear garden laid mainly to grass with new high fencing to provide security and privacy

## DOUBLE GARAGE

For storage with front and rear access

## COUNCIL TAX

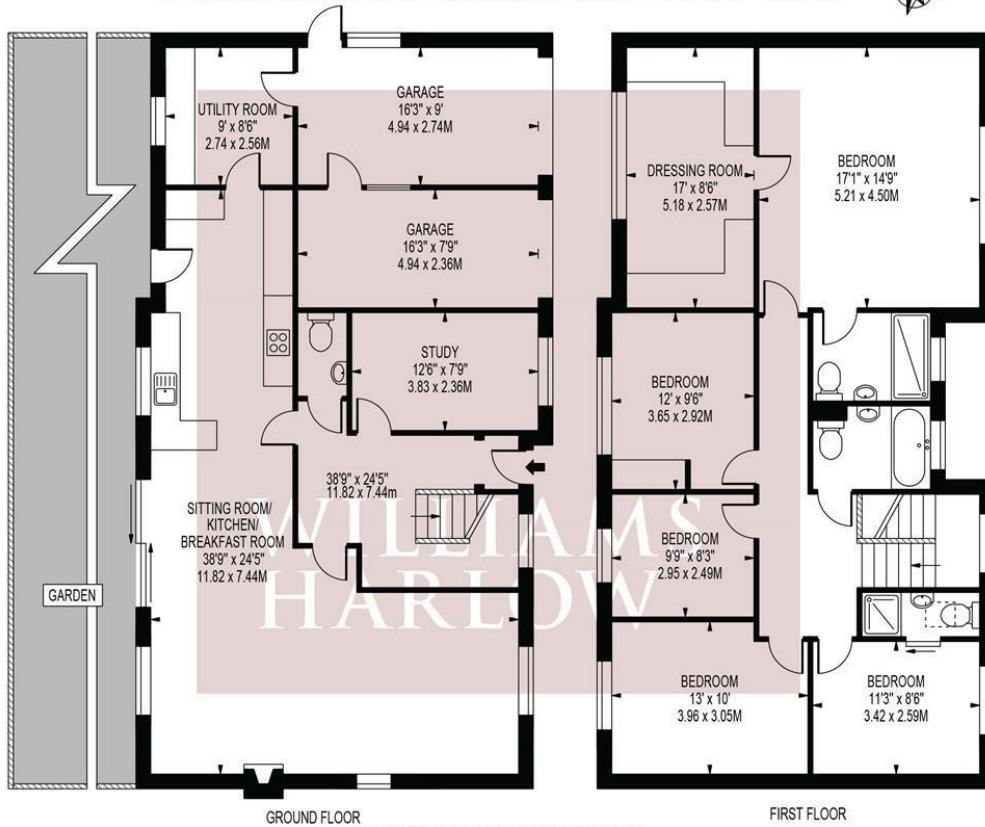
Council Tax Band G (£4,259.77) 2026 / 27



**BARN CLOSE**

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2057 SQ FT - 191.09 SQ M**  
(EXCLUDING GARAGES)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGES: **271 SQ FT - 25.20 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-36)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	